

KNOW ALL MEN BY THESE PRESENTS,

THAT RUTH M. LESSARD, of Waterville, County of Kennebec and State of Maine,

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In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by PATRICIA A. SHEIVE, whose mailing address is 262 West River Road, Waterville, County of Kennebec and State of Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said PATRICIA A. SHEIVE, her heirs and assigns forever,

A certain lot or parcel of land situated easterly of the easterly side of the West River Road, so-called, in the Town of Waterville, County of Kennebec State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod, reset in March 1993, at the southwesterly corner of the premises herein conveyed and on the northerly line of the former location of the Pit Road, so-called, and at an interior corner of the land described in the deed of David A. Hamlin et al to Hamlin's Sports World, Inc., said deed dated May 2, 1985 and recorded in the Kennebec County Registry of Deeds Book 2796, Page 121; thence by the following courses and distances, to wit:

1) North Forty-four Degrees, Thirty-six Minutes, Thirty-seven Seconds East (N 44°-36'-37" E) along the southeasterly line of the land of said corporation, a distance of One Hundred Eleven and 88/100ths (111.88) feet to an iron pin found at a corner; thence

2) North Forty-five Degrees, Five Minutes, Twenty-two Seconds West (N 45°-05'-22" W) along the northeasterly line of the land of said corporation, a distance of Forty-nine and 96/100ths (49.96) feet to an iron pin found at a corner of the land of said corporation, also at the easterly corner of the land described in the deed of Claudette Strout to IDB, Inc., said deed dated October 30, 1990 and recorded in said Registry Book 3831, Page 315 and at the southerly corner of the land described in the deed of Richard L. Conner et al to Estelle M. Verzoni et al, said deed dated December 8, 1961 and recorded in said Registry Book 1248, Page 104; thence

3) North Forty Degrees, Thirty-four Minutes, Fifteen Seconds East (N 40°-34'-15" E) along the southeasterly line of the land of said Verzoni and along the southeasterly line of a second parcel of land, the same described in the deed of Sylvia L. Lessard to the said Estelle M. Verzoni et al, said deed dated July 29, 1966 and recorded in said Registry Book 1543, Page 253, a distance of Two Hundred Four and 93/100ths (204.93) feet to an iron pin found in the easterly corner of the land of said Verzoni and in the southerly corner of the land described in the deed of Sylvia M. Lessard to Ronald Danzel et al, said deed dated July 29, 1966 and recorded in said Registry Book 1474, Page 445; thence

4) North Thirty-nine Degrees, Twenty-five Minutes, Eleven Seconds East (N 39°-25'-11" E) along the southeasterly line of the land of said Danzel, a distance of One Hundred and 00/100ths (100.00) feet to an iron rod set at the easterly corner of said land and at the southerly corner of the land described in the deed of Sylvia M. Lessard to Ruth M. Lessard et al, said deed dated August 15, 1974 and recorded in said Registry Book 1758, Page 311; thence

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- 5) South Forty-nine Degrees, Twenty-two Minutes, Twenty-two Seconds East (S 49°-22'-22" E) along land retained by the grantor herein, a distance of Twenty-five and 00/100ths (25.00) feet to an iron rod set for a corner; thence
- 6) North Thirty-seven Degrees, Nine Minutes, Forty-nine Seconds East (N 37°-09'-49" E) along land retained by the grantor, a distance of One Hundred Eighty-two and 82/100ths (182.82) feet to an iron rod set for a corner; thence
- 7) North Forty-nine Degrees, Forty-nine Minutes, Twenty-seven Seconds West (N 49°-49'-27" W) along land retained by the grantor, a distance of Twenty-five and 00/100ths (25.00) feet to an iron rod set at the easterly corner of the land described in the deed of Sylvia M. Lessard to Ruth M. Lessard et al, heretofore referenced, and at the southerly corner of the land described in the deed of Sylvia M. Lessard to Darrell K. Sheive et al, said deed dated January 26, 1970 and recorded in said Registry Book 1512, Page 621; thence
- 8) North Forty Degrees, Ten Minutes, Thirty-three Seconds East (N 40°-10'-33" E) along the southeasterly line of the land of said Sheive and along the southeasterly line of the land described in the deed of Sylvia A. Lessard to Darrell Sheive et al, said deed dated June 10, 1966 and recorded in said Registry Book 1419, Page 910, a distance of One Hundred Twenty-five and 00/100ths (125.00) feet to an iron rod set at the easterly corner of said second Sheive lot and in the southerly corner of the land described in the deed of Ruth Mae Lessard et al to Darrell Sheive et al, said deed dated April 9, 1985 and recorded in said Registry Book 2787, Page 285; thence
- 9) North Forty-four Degrees, Fifty-seven Minutes, One Second East (N 44°-57'-01" E) along the southeasterly line of said third Sheive lot, a distance of Fifty-six and 79/100ths (56.79) feet to an iron rod set at the easterly corner of said third Sheive lot and at the southerly corner of the land described in the deed of Sylvia M. Lessard to Darrell K. Sheive et al, said deed dated April 11, 1973 and recorded in said Registry Book 1628, Page 217; thence
- 10) North Thirty-six Degrees, Fourteen Minutes, Eight Seconds East (N 36°-14'-08" E) along the southeasterly line of said fourth Sheive lot, a distance of One Hundred Forty-nine and 00/100ths (149.00) feet to an iron rod set at the easterly corner of said lot; thence
- 11) North Sixty-four Degrees, Forty-two Minutes, Seven Seconds West (N 64°-42'-07" W) along the northerly line of the land of said Sheive, a distance of Fifteen and 70/100ths (15.70) feet to an iron pin found on said line and at the southeasterly corner of the land described in the deed of Stanley E. Wheeler et al to Maynard W. Weeks et al, said deed dated September 10, 1973 and recorded in said Registry Book 1673, Page 120; thence
- 12) North Twenty-five Degrees, Seventeen Minutes, Fifty-three Seconds East (N 25°-17'-53" E) along the easterly line of the land of said Weeks, a distance of Two Hundred Fifteen and 55/100ths (215.55) feet to an iron rod set at the northeasterly corner of the land of said Weeks and on the southerly line of the land described in the deed of Donald J. Gurney, Inc. to Thomas College, said deed dated March 25, 1966 and recorded in said Registry Book 1412, Page 894; thence

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13) South Seventy Degrees, Seventeen Minutes, Nineteen Seconds East (S 70°-17'-19" E) along the southerly line of the land of said College to and then along the line of a fence and the line of said College, a distance of Three Hundred Eighteen and 9/100ths (318.09) feet to a fence post at an angle point in said line and fence; thence

14) South Seventy-one Degrees, Forty-six Minutes, Fifty Seconds East (S 71°-46'-50" E) along the southerly line of the land of said College and along the line of said fence, a distance of One Hundred Seventy-five and 61/100ths (175.61) feet to a fence post at an angle point in said line and fence; thence

15) South Seventy-eight Degrees, Thirty-one Minutes, Twenty-six Seconds East (S 78°-31'-26" E) along the southerly line of the land of said College and along the line of said fence, a distance of Eighty-four and 97/100ths (84.97) feet to a fence post at an angle point in said line and fence; thence

16) South Sixty-six Degrees, Forty-eight Minutes, Forty-six Seconds East (S 66°-48'-46" E) along the southerly line of the land of said College and along the line of said fence, a distance of One Hundred Eighty-nine and 25/100ths (189.25) feet to a fence post at an angle point in said line and fence; thence

17) South Sixty-four Degrees, Ten Minutes, Zero Seconds East (S 64°-10'-00" E) along the southerly line of said College and along the line of said fence, a distance of Seven Hundred Sixty-one and 24/100ths (761.24) feet to an iron pin at an angle point in said line and fence; thence

18) South Fifty-seven Degrees, Forty-six Minutes, Fifteen Seconds East (S 57°-46'-15" E) along the southerly line of the land of said College and along the line of said fence, a distance of One Hundred Eighty-seven and 10/100ths (187.10) feet to the westerly bank of the Kennebec River; thence

19) In a generally southwesterly direction along the westerly bank of said River, a distance of One Thousand Two Hundred Fifty-two (1252) feet, more or less, to the northwesterly corner of the land owned by Hamlin's Sports World, Inc., heretofore referenced; thence

20) North Seventy-seven Degrees, Eight Minutes, Seven Seconds West (N 77°-08'-07" W) along the northerly line of the land of said corporation, a distance of Twenty-four and 84/100ths (24.84) feet to an iron pin found on said line, the bearing and distance from the iron pin called in paragraph #17 above to the pin called in this paragraph is South Forty-four Degrees, Twenty Minutes, Forty-three Seconds West (S 44°-20'-43" W), One Thousand One Hundred Sixty-seven and 76/100ths (1167.76) feet; thence

21) Continuing along the same bearing and line, a distance of One Hundred Thirty-nine and 2/100ths (139.02) to an iron rod reset at an angle point in said line and in the northerly line of the Pit Road, so-called; thence

22) In a general westerly direction along the northerly line of the land of said corporation and along the northerly line of the Pit Road as located in 1984, a distance of One Thousand One Hundred Eighty-eight and 43/100ths (1188.43) feet, more or less, to the iron rod reset at the point of beginning, the bearing and distance from the monument called in paragraph #21 to said point of beginning is North Sixty-eight Degrees, Fifty-six Minutes, Thirty-four Seconds West (N 68°-56'-34" W), One

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Thousand Seventy-one and 00/100ths (1171.00) feet.

Together with the same right of way reserved in the deed of the grantor herein and her now deceased husband, Gilbert J. Lessard, to David A. Hamlin et al, said deed dated June 10, 1984 and recorded in the Kennebec Registry of Deeds Book 2796, Page 121. Said right of way is located on the land now owned by Hamlin's Sports World, Inc. and is, in part, located in the Pit Road, so-called.

Portions of the northerly part of the premises herein conveyed are burdened by an easement benefitting Central Maine Power Company, said easement is the same conveyed by Sylvia M. Lessard to said company by deed dated October 29, 1963 and recorded in said Registry Book 1323, Page 239.

The above described parcel, contains One Million, Seven Hundred Sixty-nine Thousand, Four Hundred Twenty-five (1,769,425) square feet, more or less, or Forty and 620/1000ths (40.620) acres and is the same shown on a survey entitled, "Plan of Property to be Conveyed by Ruth Mae Lessard," off the West River Road, Waterville, Maine, by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated 2/93 and to be recorded herewith. All iron rods called as "set" or "reset" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132".

Being part of the premises described in the deed of Sylvia M. Lessard to Gilbert J. Lessard, deceased joint tenant, and the grantor herein, said deed dated September 22, 1981 and recorded in the Kennebec County Registry 2423, Page 28.

IN WITNESS WHEREOF, I the said RUTH M. LESSARD, have hereunto set my hand(s) and seal(s) this 3rd day of the month of March, 1993.

Signed, Sealed and Delivered
in the presence of

Barbara A. Leavitt
Witness

Ruth M. Lessard
RUTH M. LESSARD

ACKNOWLEDGEMENT

STATE OF MAINE
COUNTY OF KENNEBEC, SS.

March 3, 1993

Personally appeared the above named RUTH M. LESSARD and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Barbara A. Leavitt
NOTARY PUBLIC

(print name)

BARBARA A. LEAVITT
NOTARY PUBLIC
RECEIVED KENNEBEC COUNTY CLERK



RECEIVED KENNEBEC SS.

1993 MAR 10 PM 12:33

ATTEST: James B. Mann
REGISTER OF DEEDS